HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal CMA

Date Released: July 2017

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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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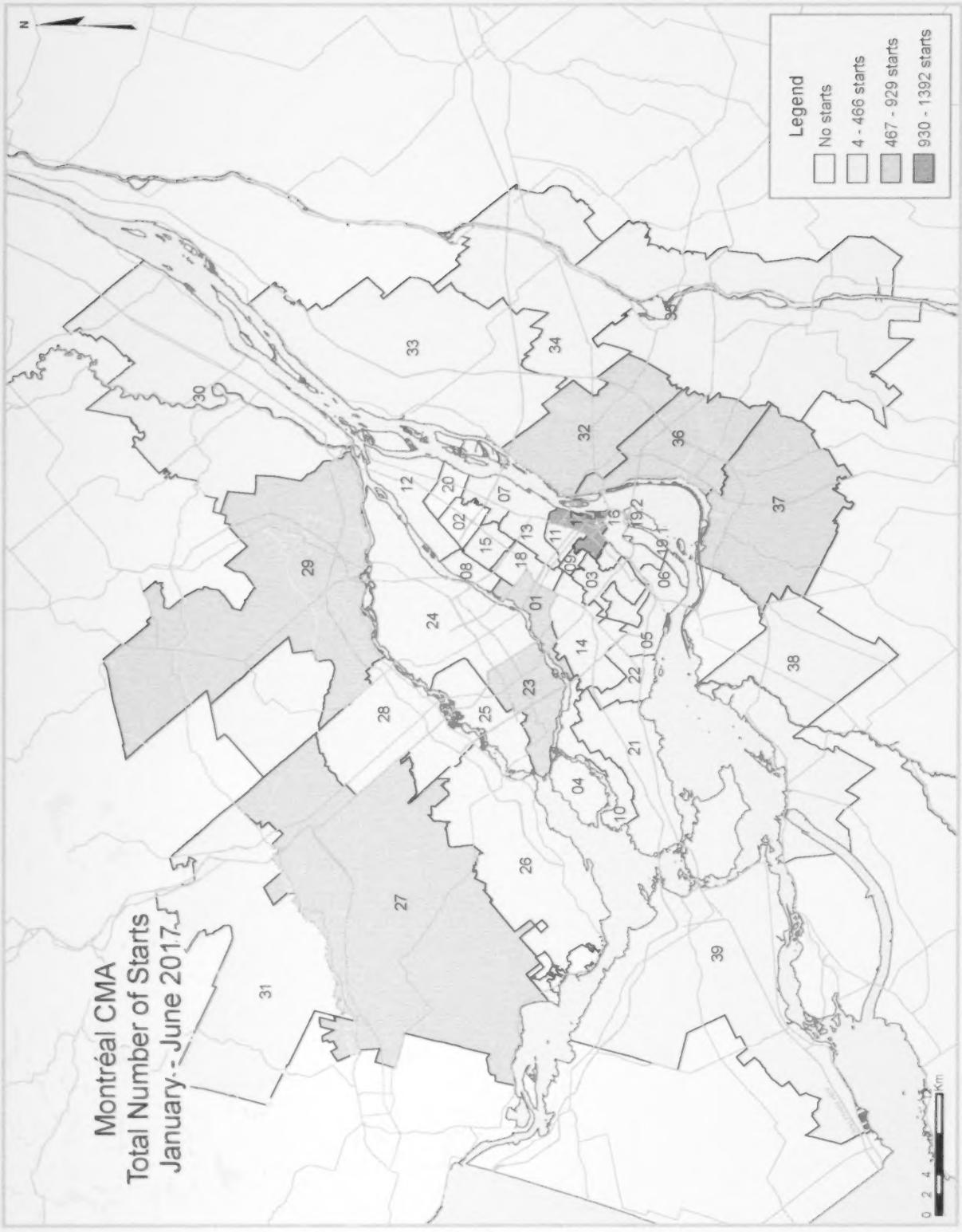
Montréal CMA
Total Number of Starts
January - June 2017
Legend
No starts
4 - 466 starts
467 - 929 starts
930 - 1392 starts
N
0 2 4 km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2017		
Montreal CMA[1]	May 2017	June 2017
Trend[2]	20,805	19,706
SAAR	20,785	16,078
	June 2016	June 2017
Actual		
June - Single-Detached	304	314
June - Multiples	1,172	1,121
June - Total	1,476	1,435
January to June - Single-Detached	1,176	1,279
January to June - Multiples	6,334	8,526
January to June - Total	7,510	9,805

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2017	314	90	75	0	21	267	4	540	1,435
June 2016	304	78	86	0	44	745	0	219	1,476
% Change	3.3	15.4	-12.8	n/a	-52.3	-64.2	n/a	146.6	-2.8
Year-to-date 2017	1,279	444	405	0	162	3,427	32	3,857	9,805
Year-to-date 2016	1,176	406	387	0	226	2,419	0	2,723	7,510
% Change	8.8	9.4	4.7	n/a	-28.3	41.7	n/a	41.6	30.6
UNDER CONSTRUCTION									
June 2017	1,188	440	600	0	354	9,199	56	9,762	21,922
June 2016	1,009	382	531	0	397	9,112	4	6,917	19,038
% Change	17.7	15.2	13.0	n/a	-10.8	1.0	**	41.1	15.1
COMPLETIONS									
June 2017	235	98	103	0	31	510	0	656	1,633
June 2016	272	88	74	0	64	1,043	0	1,149	2,856
% Change	-13.6	11.4	39.2	n/a	-51.6	-51.1	n/a	-42.9	-42.8
Year-to-date 2017	1,101	350	366	0	169	2,726	19	2,286	7,024
Year-to-date 2016	988	306	284	0	165	3,501	7	3,313	8,782
% Change	11.4	14.4	28.9	n/a	2.4	-22.1	171.4	-31.0	-20.0
COMPLETED & NOT ABSORBED									
June 2017	262	182	211	0	70	1,830	n/a	n/a	2,555
June 2016	320	198	174	0	87	2,204	n/a	n/a	2,983
% Change	-18.1	-8.1	21.3	n/a	-19.5	-17.0	n/a	n/a	-14.3
ABSORBED									
June 2017	263	101	97	0	34	598	n/a	n/a	1,093
June 2016	314	94	82	0	34	1 025	n/a	n/a	1,549
% Change	-16.2	7.4	18.3	n/a	0.0	-41.7	n/a	n/a	-29.4
Year-to-date 2017	1,120	331	362	0	201	2,963	n/a	n/a	4,977
Year-to-date 2016	1,030	308	298	0	141	3,784	n/a	n/a	5,561
% Change	8.7	7.5	21.5	n/a	42.6	-21.7	n/a	n/a	-10.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
June 2017	11	12	11	0	12	156	0	216	542
June 2016	19	4	30	0	19	352	0	26	450
Laval									
June 2017	25	2	16	0	0	9	0	124	176
June 2016	20	0	7	0	0	0	0	6	33
North Shore									
June 2017	130	24	28	0	0	60	0	74	316
June 2016	151	22	13	0	17	311	0	121	635
South Shore									
June 2017	118	46	16	0	9	22	4	126	341
June 2016	85	50	23	0	8	72	0	28	266
Vaudreuil-Soulanges									
June 2017	30	6	4	0	0	20	0	0	60
June 2016	29	2	13	0	0	10	0	38	92
Montréal CMA									
June 2017	314	90	75	0	21	267	4	540	1,435
June 2016	304	78	86	0	44	745	0	219	1,476
UNDER CONSTRUCTION									
Island of Montréal									
June 2017	74	50	78	0	159	6,056	0	3,747	10,487
June 2016	86	30	140	0	176	5,775	4	2,739	9,391
Laval									
June 2017	88	20	65	0	0	1,049	0	801	2,023
June 2016	78	6	33	0	10	823	0	625	1,575
North Shore									
June 2017	481	86	221	0	40	752	6	982	2,568
June 2016	404	88	109	0	128	1,254	0	1,788	3,936
South Shore									
June 2017	434	252	189	0	95	1,102	50	3,638	5,760
June 2016	342	242	142	0	32	1,053	0	1,388	3,279
Vaudreuil-Soulanges									
June 2017	111	32	47	0	60	240	0	594	1,084
June 2016	99	16	107	0	51	207	0	377	857
Montréal CMA									
June 2017	1,188	440	600	0	354	9,199	56	9,762	21,922
June 2016	1,009	382	531	0	397	9,112	4	6,917	19,038

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
June 2017	13	8	0	0	7	344	0	160	532
June 2016	13	12	28	0	20	689	0	91	853
Laval									
June 2017	19	6	10	0	0	3	0	24	62
June 2016	20	8	13	0	6	56	0	70	339
North Shore									
June 2017	94	22	43	0	6	114	0	361	640
June 2016	134	20	11	0	38	150	0	475	828
South Shore									
June 2017	68	56	34	0	18	49	0	81	306
June 2016	62	46	22	0	0	144	0	499	773
Vaudreuil-Soulanges									
June 2017	41	6	16	0	0	0	0	30	93
June 2016	43	2	0	0	0	4	0	14	63
Montréal CMA									
June 2017	235	98	103	0	31	510	0	656	1,633
June 2016	272	88	74	0	64	1,043	0	1,149	2,856
COMPLETED & NOT ABSORBED									
Island of Montréal									
June 2017	11	8	20	0	13	495	n/a	n/a	547
June 2016	13	12	12	0	7	578	n/a	n/a	622
Laval									
June 2017	28	21	22	0	2	185	n/a	n/a	258
June 2016	43	33	28	0	15	428	n/a	n/a	547
North Shore									
June 2017	137	67	118	0	30	703	n/a	n/a	1,055
June 2016	190	58	82	0	59	721	n/a	n/a	1,110
South Shore									
June 2017	68	82	24	0	21	378	n/a	n/a	573
June 2016	56	92	34	0	3	440	n/a	n/a	625
Vaudreuil-Soulanges									
June 2017	18	4	27	0	4	69	n/a	n/a	122
June 2016	18	3	18	0	3	37	n/a	n/a	79
Montréal CMA									
June 2017	262	182	211	0	70	1,830	n/a	n/a	2,555
June 2016	320	198	174	0	87	2,204	n/a	n/a	2,983

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
June 2017	18	6	0	0	8	350	n/a	n/a	382
June 2016	13	11	27	0	20	711	n/a	n/a	782
Laval									
June 2017	18	12	13	0	2	55	n/a	n/a	100
June 2016	18	7	12	0	1	1	n/a	n/a	39
North Shore									
June 2017	112	23	38	0	12	108	n/a	n/a	293
June 2016	159	33	11	0	7	159	n/a	n/a	369
South Shore									
June 2017	69	55	34	0	11	71	n/a	n/a	240
June 2016	81	38	25	0	5	147	n/a	n/a	296
Vaudreuil-Soulanges									
June 2017	46	5	12	0	1	14	n/a	n/a	78
June 2016	43	5	7	0	1	7	n/a	n/a	63
Montréal CMA									
June 2017	263	101	97	0	34	598	n/a	n/a	1,093
June 2016	314	94	82	0	34	1,025	n/a	n/a	1,549

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Zone 1	0	0	2	0	0	0	130	193	132	193	-31.6
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	1	4	0	0	0	0	0	0	1	4	-75.0
Zone 5	0	0	0	0	0	0	51	0	51	0	n/a
Zone 6	0	0	0	0	0	10	0	0	0	10	-100.0
Zone 7	2	3	2	0	0	0	83	26	87	29	200.0
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	1	0	4	0	8	8	0	0	13	8	62.5
Zone 11	0	0	0	0	0	0	10	16	10	16	-37.5
Zone 12	1	2	4	4	0	0	5	12	10	18	-44.4
Zone 13	0	0	0	0	0	0	66	22	66	22	200.0
Zone 14	1	1	0	0	6	8	8	8	15	17	-11.8
Zone 15	0	0	0	0	5	0	0	0	5	0	n/a
Zone 16	0	0	0	0	0	0	0	3	0	3	-100.0
Zone 17	0	0	0	0	0	0	70	100	70	100	-30.0
Zone 18	0	0	0	0	0	0	54	0	54	0	n/a
Zone 19.1	0	0	0	0	0	0	19	0	19	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	1	6	0	0	4	6	0	0	5	12	-58.3
Zone 22	4	3	0	0	0	15	0	0	4	18	-77.8
Zone 23	8	11	0	0	0	0	133	3	141	14	**
Zone 24	7	5	0	0	6	5	0	3	13	13	0.0
Zone 25	10	4	2	0	10	0	0	2	22	6	**
Zone 26	19	25	0	0	0	5	6	164	25	194	-87.1
Zone 27	28	36	14	6	3	3	45	124	90	169	-46.7
Zone 28	14	13	4	0	14	0	0	12	32	25	28.0
Zone 29	28	25	2	8	11	18	21	46	62	97	-36.1
Zone 30	15	13	2	0	0	4	38	8	55	25	120.0
Zone 31	26	39	2	8	0	0	24	78	52	125	-58.4
Zone 32	18	12	6	4	6	10	58	51	88	77	14.3
Zone 33	19	16	2	6	0	0	0	8	21	30	-30.0
Zone 34	11	17	0	0	9	0	35	21	55	38	44.7
Zone 35	45	17	12	14	4	0	34	0	95	31	**
Zone 36	12	5	10	8	4	6	6	10	32	29	10.3
Zone 37	4	9	10	14	0	11	16	12	30	46	-34.8
Zone 38	9	9	6	4	4	0	1	2	20	15	33.3
Zone 39	30	29	6	2	4	11	20	50	60	92	-34.8
Montréal CMA	314	304	90	78	98	120	933	974	1,435	1,476	-2.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Zone 1	0	2	2	0	0	0	570	195	572	197	190.4
Zone 2	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 3	0	0	0	0	0	0	59	111	59	111	-46.8
Zone 4	7	14	0	0	0	0	0	0	7	14	-50.0
Zone 5	0	0	0	0	0	0	59	6	59	6	**
Zone 6	0	0	0	2	12	36	8	170	20	208	-90.4
Zone 7	3	8	6	14	0	0	171	624	180	646	-72.1
Zone 8	1	0	4	0	0	0	4	0	9	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	1	0	4	0	8	12	26	0	39	12	**
Zone 11	0	0	0	0	0	0	97	62	97	62	56.5
Zone 12	8	7	12	4	0	0	114	42	134	53	152.8
Zone 13	0	0	0	0	4	20	78	121	82	141	-41.8
Zone 14	5	3	6	0	13	8	26	16	50	27	85.2
Zone 15	1	6	0	4	10	0	0	0	11	10	10.0
Zone 16	3	1	0	0	0	6	177	33	180	40	**
Zone 17	0	0	0	2	30	3	1,362	1,021	1,392	1,026	35.7
Zone 18	0	1	0	0	0	0	92	115	92	116	-20.7
Zone 19.1	0	0	0	0	0	0	104	0	104	0	n/a
Zone 19.2	0	0	0	0	4	0	0	0	4	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	4	12	2	0	4	20	32	0	42	32	31.3
Zone 22	4	5	0	0	10	27	241	0	255	32	**
Zone 23	26	31	2	8	8	8	499	17	535	64	**
Zone 24	31	25	2	4	28	19	23	338	84	386	-78.2
Zone 25	28	29	26	6	10	0	11	54	75	89	-15.7
Zone 26	61	90	18	24	8	34	101	437	188	585	-67.9
Zone 27	137	172	30	10	65	60	288	216	520	458	13.5
Zone 28	70	54	4	2	30	14	109	176	213	246	-13.4
Zone 29	153	83	38	48	68	89	567	211	826	431	91.6
Zone 30	56	44	10	10	9	16	123	23	198	93	112.9
Zone 31	102	119	12	34	5	0	222	201	341	354	-3.7
Zone 32	51	47	18	24	38	58	733	235	840	364	130.8
Zone 33	54	46	6	22	0	0	351	136	411	204	101.5
Zone 34	41	36	0	2	50	4	115	82	206	124	66.1
Zone 35	165	88	100	66	14	0	175	118	454	272	66.9
Zone 36	58	33	44	22	56	20	368	401	526	476	10.5
Zone 37	16	42	48	62	23	36	416	55	503	195	157.9
Zone 38	44	40	24	26	14	8	71	49	153	123	24.4
Zone 39	149	138	26	8	60	83	109	82	344	311	10.6
Montréal CMA	1,279	1,176	444	406	581	581	7,501	5,347	9,805	7,510	30.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Zone 1	0	0	0	0	0	193	130	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	51	0	0	0
Zone 6	0	10	0	0	0	0	0	0
Zone 7	0	0	0	0	80	9	3	17
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	8	8	0	0	0	0	0	0
Zone 11	0	0	0	0	0	10	10	6
Zone 12	0	0	0	0	5	12	0	0
Zone 13	0	0	0	0	12	22	54	0
Zone 14	6	8	0	0	8	8	0	0
Zone 15	5	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	3
Zone 17	0	0	0	0	0	100	0	0
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	0	19	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	4	6	0	0	0	0	0	0
Zone 22	0	15	0	0	0	0	0	0
Zone 23	0	0	0	0	9	0	124	3
Zone 24	6	5	0	0	0	0	0	3
Zone 25	10	0	0	0	0	2	0	0
Zone 26	0	5	0	0	6	163	0	1
Zone 27	3	3	0	0	4	109	41	15
Zone 28	14	0	0	0	0	0	0	12
Zone 29	11	18	0	0	16	23	5	23
Zone 30	0	4	0	0	28	0	10	8
Zone 31	0	0	0	0	6	16	18	62
Zone 32	6	10	0	0	4	43	54	8
Zone 33	0	0	0	0	0	0	0	8
Zone 34	5	0	4	0	14	21	21	0
Zone 35	4	0	0	0	0	0	34	0
Zone 36	4	6	0	0	6	10	0	0
Zone 37	0	11	0	0	0	0	16	12
Zone 38	4	0	0	0	0	2	1	0
Zone 39	4	11	0	0	20	12	0	38
Montréal CMA	94	120	4	0	269	755	540	219

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	0	0	24	195	498	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	2	59	109
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	59	6	0	0
Zone 6	12	36	0	0	0	50	8	120
Zone 7	0	0	0	0	140	35	13	582
Zone 8	0	0	0	0	0	0	4	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	8	12	0	0	26	0	0	0
Zone 11	0	0	0	0	60	24	37	38
Zone 12	0	0	0	0	101	36	4	6
Zone 13	4	20	0	0	24	115	54	6
Zone 14	13	8	0	0	26	16	0	0
Zone 15	10	0	0	0	0	0	0	0
Zone 16	0	6	0	0	177	5	0	28
Zone 17	30	3	0	0	1,266	353	26	582
Zone 18	0	0	0	0	24	115	14	0
Zone 19.1	0	0	0	0	76	0	28	0
Zone 19.2	4	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	4	20	0	0	0	0	32	0
Zone 22	10	27	0	0	112	0	129	0
Zone 23	8	8	0	0	136	14	363	3
Zone 24	28	19	0	0	8	301	15	37
Zone 25	10	0	0	0	8	20	3	34
Zone 26	8	34	0	0	76	220	25	217
Zone 27	65	60	0	0	136	137	152	79
Zone 28	30	14	0	0	36	10	73	166
Zone 29	68	89	0	0	211	157	356	54
Zone 30	9	16	0	0	43	8	80	15
Zone 31	5	0	0	0	22	48	200	153
Zone 32	35	58	3	0	130	152	603	83
Zone 33	0	0	0	0	41	31	310	25
Zone 34	46	4	4	0	50	54	65	28
Zone 35	10	0	4	0	26	49	149	69
Zone 36	56	20	0	0	188	250	180	151
Zone 37	9	36	14	0	136	8	280	47
Zone 38	7	8	7	0	4	16	67	33
Zone 39	60	83	0	0	79	24	30	58
Montréal CMA	549	581	32	0	3,445	2,451	3,857	2,723

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Zone 1	2	0	0	193	130	0	132	193
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	1	4	0	0	0	0	1	4
Zone 5	0	0	51	0	0	0	51	0
Zone 6	0	0	0	10	0	0	0	10
Zone 7	4	5	80	7	3	17	87	29
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	5	8	8	0	0	0	13	8
Zone 11	0	0	0	10	10	6	10	16
Zone 12	5	6	5	12	0	0	10	18
Zone 13	0	0	12	22	54	0	66	22
Zone 14	7	9	8	8	0	0	15	17
Zone 15	5	0	0	0	0	0	5	0
Zone 16	0	0	0	0	0	3	0	3
Zone 17	0	0	0	100	0	0	70	100
Zone 18	0	0	0	0	0	0	54	0
Zone 19.1	0	0	0	0	19	0	19	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	1	12	4	0	0	0	5	12
Zone 22	4	9	0	9	0	0	4	18
Zone 23	8	11	9	0	124	3	141	14
Zone 24	13	10	0	0	0	3	13	13
Zone 25	22	6	0	0	0	0	22	6
Zone 26	19	30	6	163	0	1	25	194
Zone 27	45	42	4	112	41	15	90	169
Zone 28	32	13	0	0	0	12	32	25
Zone 29	41	41	16	33	5	23	62	97
Zone 30	17	13	28	4	10	8	55	25
Zone 31	28	47	6	16	18	62	52	125
Zone 32	30	26	4	43	54	8	88	77
Zone 33	21	22	0	0	0	8	21	30
Zone 34	11	17	19	21	25	0	55	38
Zone 35	61	31	0	0	34	0	95	31
Zone 36	28	21	4	8	0	0	32	29
Zone 37	14	26	0	8	16	12	30	46
Zone 38	15	15	4	0	1	0	20	15
Zone 39	40	44	20	10	0	38	60	92
Montréal CMA	479	468	288	789	544	219	1,435	1,476

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - June 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	2	2	24	195	498	0	572	197
Zone 2	0	2	0	0	0	0	0	2
Zone 3	0	2	0	0	59	109	59	111
Zone 4	7	14	0	0	0	0	7	14
Zone 5	0	0	59	6	0	0	59	6
Zone 6	0	2	12	86	8	120	20	208
Zone 7	9	26	140	31	13	582	180	646
Zone 8	5	0	0	0	4	0	9	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	5	12	34	0	0	0	39	12
Zone 11	0	0	60	24	37	38	97	62
Zone 12	20	11	101	36	4	6	134	53
Zone 13	0	0	28	135	54	6	82	141
Zone 14	17	11	33	16	0	0	50	27
Zone 15	11	10	0	0	0	0	11	10
Zone 16	3	7	177	5	0	28	180	40
Zone 17	0	5	1,296	353	26	582	1,392	1,026
Zone 18	0	1	24	115	14	0	92	116
Zone 19.1	0	0	76	0	28	0	104	0
Zone 19.2	0	0	4	0	0	0	4	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	6	25	4	7	32	0	42	32
Zone 22	14	23	112	9	129	0	255	32
Zone 23	36	47	136	14	363	3	535	64
Zone 24	63	38	6	311	15	37	84	386
Zone 25	64	37	8	18	3	34	75	89
Zone 26	89	139	74	229	25	217	188	585
Zone 27	232	235	136	144	152	79	520	458
Zone 28	104	56	36	24	73	166	213	246
Zone 29	248	156	222	221	356	54	826	431
Zone 30	75	68	43	10	80	15	198	93
Zone 31	119	153	22	48	200	153	341	354
Zone 32	101	129	133	152	606	83	840	364
Zone 33	60	68	41	31	310	25	411	204
Zone 34	56	42	81	54	69	28	206	124
Zone 35	277	154	24	49	153	69	454	272
Zone 36	158	79	188	246	180	151	526	476
Zone 37	73	129	136	19	294	47	503	195
Zone 38	68	78	11	12	74	33	153	123
Zone 39	206	208	108	45	30	58	344	311
Montréal CMA	2,128	1,969	3,589	2,645	3,889	2,723	9,805	7,510

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	0	0	2	0	0	0	3	0	5	-100.0
Zone 3	0	0	0	0	0	3	0	35	0	38	-100.0
Zone 4	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 5	1	0	0	0	0	0	16	0	17	0	n/a
Zone 6	0	0	0	0	0	0	0	161	0	161	-100.0
Zone 7	0	1	2	4	4	11	91	12	97	28	**
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	44	0	44	-100.0
Zone 10	1	0	0	0	0	0	0	0	1	0	n/a
Zone 11	0	0	0	0	0	0	16	7	16	7	128.6
Zone 12	5	5	6	6	0	0	11	6	22	17	29.4
Zone 13	0	0	0	0	0	0	72	6	72	6	**
Zone 14	1	1	0	0	0	19	0	0	1	20	-95.0
Zone 15	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 16	0	0	0	0	0	0	2	160	2	160	-98.8
Zone 17	0	0	0	0	0	0	102	302	102	302	-66.2
Zone 18	0	0	0	0	0	0	0	32	0	32	-100.0
Zone 19.1	0	0	0	0	0	0	0	15	0	15	-100.0
Zone 19.2	0	0	0	0	0	0	194	0	194	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	5	3	0	0	3	6	0	0	8	9	-11.1
Zone 22	0	1	0	0	0	6	0	0	0	7	-100.0
Zone 23	7	6	2	2	0	7	24	114	33	129	-74.4
Zone 24	5	5	2	2	4	6	3	166	14	179	-92.2
Zone 25	7	9	2	4	6	6	0	12	15	31	-51.6
Zone 26	10	24	0	2	0	0	269	17	279	43	**
Zone 27	30	35	4	0	8	0	47	13	89	48	85.4
Zone 28	10	9	0	0	15	0	24	60	49	69	-29.0
Zone 29	21	18	8	10	18	45	51	429	98	502	-80.5
Zone 30	8	19	4	8	6	0	17	18	35	45	-22.2
Zone 31	15	29	6	0	0	4	69	88	90	121	-25.6
Zone 32	7	12	6	12	26	10	34	19	73	53	37.7
Zone 33	5	9	0	0	0	0	8	21	13	30	-56.7
Zone 34	10	1	2	4	3	0	0	40	15	45	-66.7
Zone 35	28	17	18	16	7	0	45	19	98	52	88.5
Zone 36	8	7	4	4	4	4	16	253	32	268	-88.1
Zone 37	5	6	20	4	7	8	21	8	53	26	103.8
Zone 38	5	10	6	6	5	0	6	283	22	299	-92.6
Zone 39	41	43	6	2	16	0	30	18	93	63	47.6
Montréal CMA	235	272	98	88	132	135	1,168	2,361	1,633	2,856	-42.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Zone 1	3	2	0	0	0	0	4	34	7	36	-80.6
Zone 2	0	0	0	2	0	0	3	3	3	5	-40.0
Zone 3	2	0	0	0	0	3	58	171	60	174	-65.5
Zone 4	14	3	0	0	0	0	0	0	14	3	**
Zone 5	3	1	0	0	0	0	22	60	25	61	-59.0
Zone 6	0	1	0	4	37	31	291	161	328	197	66.5
Zone 7	2	9	14	8	12	11	129	58	157	86	82.6
Zone 8	1	3	2	0	0	0	20	22	23	25	-8.0
Zone 9	0	0	0	0	0	0	0	57	0	57	-100.0
Zone 10	2	0	0	0	4	0	0	0	6	0	n/a
Zone 11	0	0	0	0	0	0	27	44	27	44	-38.6
Zone 12	12	18	16	8	3	0	79	28	110	54	103.7
Zone 13	0	0	0	0	4	0	98	809	102	809	-87.4
Zone 14	5	4	0	0	16	25	88	13	109	42	159.5
Zone 15	5	5	0	4	0	0	0	359	5	368	-98.6
Zone 16	1	0	0	0	0	0	32	196	33	196	-83.2
Zone 17	0	0	0	0	3	0	1,054	1,002	1,057	1,002	5.5
Zone 18	0	2	0	0	0	0	17	142	17	144	-88.2
Zone 19.1	1	0	0	0	0	0	18	15	19	15	26.7
Zone 19.2	0	0	0	0	0	0	194	0	194	0	n/a
Zone 20	0	0	0	0	0	0	8	0	8	0	n/a
Zone 21	15	10	0	0	19	22	4	81	38	113	-66.4
Zone 22	9	11	0	0	41	6	24	30	74	47	57.4
Zone 23	21	17	2	6	7	13	110	206	140	242	-42.1
Zone 24	30	21	4	4	19	14	120	292	173	331	-47.7
Zone 25	21	18	18	10	11	11	18	56	68	95	-28.4
Zone 26	39	68	30	22	4	9	436	163	509	262	94.3
Zone 27	100	118	12	4	41	22	180	143	333	287	16.0
Zone 28	61	57	2	10	22	14	306	199	391	280	39.6
Zone 29	129	79	34	34	50	67	280	579	493	759	-35.0
Zone 30	44	52	6	16	20	6	74	136	144	210	-31.4
Zone 31	83	121	12	14	11	4	280	203	386	342	12.9
Zone 32	44	47	30	22	38	17	161	341	273	427	-36.1
Zone 33	39	24	4	12	8	0	46	87	97	123	-21.1
Zone 34	32	26	2	8	16	0	62	109	112	143	-21.7
Zone 35	130	63	40	38	13	0	150	218	333	319	4.4
Zone 36	45	23	30	14	4	16	138	362	217	415	-47.7
Zone 37	29	28	58	36	20	46	27	139	134	249	-46.2
Zone 38	37	34	16	10	9	4	24	430	86	478	-82.0
Zone 39	143	130	24	20	96	85	456	107	719	342	110.2
Montréal CMA	1,102	995	356	306	528	426	5,038	7,055	7,024	8,782	-20.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	3	0	0
Zone 3	0	3	0	0	0	0	0	35
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	16	0
Zone 6	0	0	0	0	0	161	0	0
Zone 7	4	11	0	0	66	0	25	12
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	44	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	10	0	6	7
Zone 12	0	0	0	0	0	3	11	3
Zone 13	0	0	0	0	72	4	0	2
Zone 14	0	19	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	2	160	0	0
Zone 17	0	0	0	0	0	302	102	0
Zone 18	0	0	0	0	0	0	0	32
Zone 19.1	0	0	0	0	0	15	0	0
Zone 19.2	0	0	0	0	194	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	3	6	0	0	0	0	0	0
Zone 22	0	6	0	0	0	0	0	0
Zone 23	0	7	0	0	0	56	24	58
Zone 24	4	6	0	0	3	0	0	0
Zone 25	6	6	0	0	0	0	0	12
Zone 26	0	0	0	0	67	14	202	3
Zone 27	8	0	0	0	12	3	35	10
Zone 28	15	0	0	0	0	14	24	46
Zone 29	18	45	0	0	28	80	23	349
Zone 30	6	0	0	0	0	3	17	15
Zone 31	0	4	0	0	9	36	60	52
Zone 32	26	10	0	0	9	6	25	13
Zone 33	0	0	0	0	0	4	8	17
Zone 34	3	0	0	0	0	0	0	40
Zone 35	7	0	0	0	6	10	39	9
Zone 36	4	4	0	0	16	106	0	147
Zone 37	7	8	0	0	18	0	3	8
Zone 38	5	0	0	0	0	18	6	265
Zone 39	16	0	0	0	0	4	30	14
Montréal CMA	132	135	0	0	512	1,046	656	1,149

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	0	0	3	34	1	0
Zone 2	0	0	0	0	0	3	3	0
Zone 3	0	3	0	0	0	122	58	49
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	6	60	16	0
Zone 6	37	31	0	0	158	161	133	0
Zone 7	12	11	0	0	87	43	35	15
Zone 8	0	0	0	0	20	4	0	18
Zone 9	0	0	0	0	0	57	0	0
Zone 10	4	0	0	0	0	0	0	0
Zone 11	0	0	0	0	15	31	12	13
Zone 12	3	0	0	0	52	19	27	9
Zone 13	4	0	0	0	95	327	3	482
Zone 14	16	25	0	0	88	13	0	0
Zone 15	0	0	0	0	0	42	0	317
Zone 16	0	0	0	0	7	192	25	4
Zone 17	3	0	0	0	926	824	128	126
Zone 18	0	0	0	0	17	6	0	136
Zone 19.1	0	0	0	0	18	15	0	0
Zone 19.2	0	0	0	0	194	0	0	0
Zone 20	0	0	0	0	0	0	8	0
Zone 21	19	22	0	0	4	81	0	0
Zone 22	41	6	0	0	24	30	0	0
Zone 23	7	13	0	0	77	133	33	73
Zone 24	19	14	0	0	72	119	48	7
Zone 25	11	11	0	0	0	10	18	46
Zone 26	4	9	0	0	67	134	369	29
Zone 27	41	22	0	0	78	81	102	62
Zone 28	22	14	0	0	103	93	203	106
Zone 29	50	67	0	0	133	179	147	400
Zone 30	20	6	0	0	10	73	64	63
Zone 31	11	4	0	0	82	54	198	149
Zone 32	38	17	0	0	22	90	139	251
Zone 33	8	0	0	0	22	50	24	37
Zone 34	10	0	6	0	54	57	8	52
Zone 35	7	0	6	0	69	147	81	71
Zone 36	4	16	0	0	135	170	3	192
Zone 37	20	46	0	0	18	4	9	135
Zone 38	9	4	0	0	12	18	12	412
Zone 39	96	85	0	0	77	48	379	59
Montréal CMA	516	426	12	0	2,745	3,524	2,286	3,313

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	5	0	0	0	0	0	5
Zone 3	0	0	0	3	0	35	0	38
Zone 4	0	1	0	0	0	0	0	1
Zone 5	1	0	0	0	16	0	17	0
Zone 6	0	0	0	161	0	0	0	161
Zone 7	2	5	70	11	25	12	97	28
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	44	0	0	0	44
Zone 10	1	0	0	0	0	0	1	0
Zone 11	0	0	10	0	6	7	16	7
Zone 12	11	11	0	3	11	3	22	17
Zone 13	0	0	72	4	0	2	72	6
Zone 14	1	20	0	0	0	0	1	20
Zone 15	0	1	0	0	0	0	0	1
Zone 16	0	0	2	160	0	0	2	160
Zone 17	0	0	0	302	102	0	102	302
Zone 18	0	0	0	0	0	32	0	32
Zone 19.1	0	0	0	15	0	0	0	15
Zone 19.2	0	0	194	0	0	0	194	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	5	3	3	6	0	0	8	9
Zone 22	0	7	0	0	0	0	0	7
Zone 23	9	15	0	56	24	58	33	129
Zone 24	11	7	3	6	0	0	14	179
Zone 25	15	19	0	0	0	12	15	31
Zone 26	10	26	67	14	202	3	279	43
Zone 27	42	35	12	3	35	10	89	48
Zone 28	25	9	0	14	24	46	49	69
Zone 29	49	35	26	118	23	349	98	502
Zone 30	12	27	6	3	17	15	35	45
Zone 31	21	33	9	36	60	52	90	121
Zone 32	33	34	15	6	25	13	73	53
Zone 33	5	9	0	4	8	17	13	30
Zone 34	15	5	0	0	0	40	15	45
Zone 35	49	33	10	10	39	9	98	52
Zone 36	16	15	16	106	0	147	32	268
Zone 37	29	18	21	0	3	8	53	26
Zone 38	11	16	5	18	6	265	22	299
Zone 39	63	45	0	4	30	14	93	63
Montréal CMA	436	434	541	1,107	656	1,149	1,633	2,856

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	3	2	3	34	1	0	7	36
Zone 2	0	5	0	0	3	0	3	5
Zone 3	2	0	0	125	58	49	60	174
Zone 4	14	3	0	0	0	0	14	3
Zone 5	3	1	6	60	16	0	25	61
Zone 6	0	5	195	192	133	0	328	197
Zone 7	18	17	97	54	35	15	157	86
Zone 8	3	3	20	4	0	18	23	25
Zone 9	0	0	0	57	0	0	0	57
Zone 10	6	0	0	0	0	0	6	0
Zone 11	0	0	15	31	12	13	27	44
Zone 12	31	26	52	19	27	9	110	54
Zone 13	4	0	95	327	3	482	102	809
Zone 14	13	23	96	19	0	0	109	42
Zone 15	5	9	0	42	0	317	5	368
Zone 16	1	0	7	192	25	4	33	196
Zone 17	3	0	926	824	128	126	1,057	1,002
Zone 18	0	2	17	6	0	136	17	144
Zone 19.1	1	0	18	15	0	0	19	15
Zone 19.2	0	0	194	0	0	0	194	0
Zone 20	0	0	0	0	8	0	8	0
Zone 21	19	18	19	95	0	0	38	113
Zone 22	34	17	40	30	0	0	74	47
Zone 23	30	30	77	139	33	73	140	242
Zone 24	53	25	72	133	48	7	173	331
Zone 25	50	39	0	10	18	46	68	95
Zone 26	69	94	67	138	373	30	509	262
Zone 27	153	160	78	65	102	62	333	287
Zone 28	91	73	97	99	203	108	391	280
Zone 29	215	138	131	221	147	400	493	759
Zone 30	58	76	22	71	64	63	144	210
Zone 31	105	135	82	54	199	153	386	342
Zone 32	104	86	28	90	141	251	273	427
Zone 33	43	36	30	50	24	37	97	123
Zone 34	40	34	58	57	14	52	112	143
Zone 35	173	101	73	147	87	71	333	319
Zone 36	79	53	135	170	3	192	217	415
Zone 37	101	110	24	4	9	135	134	249
Zone 38	57	48	17	18	12	412	86	478
Zone 39	236	209	104	74	379	59	719	342
Montréal CMA	1,817	1,578	2,895	3,666	2,305	3,320	7,024	8,782

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
June 2017	2	15.4	0	0.0	2	15.4	4	30.8	5	38.5	13	-	-
June 2016	0	0.0	0	0.0	2	25.0	2	25.0	4	50.0	8	-	-
Year-to-date 2017	4	7.1	2	3.6	20	35.7	8	14.3	22	39.3	56	-	494,154
Year-to-date 2016	4	9.3	3	7.0	10	23.3	9	20.9	17	39.5	43	-	-
Laval													
June 2017	1	10.0	0	0.0	5	50.0	2	20.0	2	20.0	10	-	-
June 2016	0	0.0	0	0.0	5	38.5	3	23.1	5	38.5	13	-	-
Year-to-date 2017	1	2.8	2	5.6	11	30.6	11	30.6	11	30.6	36	-	-
Year-to-date 2016	2	3.9	5	9.8	11	21.6	15	29.4	18	35.3	51	-	-
North Shore													
June 2017	26	29.9	31	35.6	22	25.3	6	6.9	2	2.3	87	370,000	360,585
June 2016	23	18.5	57	46.0	30	24.2	7	5.6	7	5.6	124	345,000	365,457
Year-to-date 2017	103	31.1	118	35.6	68	20.5	32	9.7	10	3.0	331	310,000	354,562
Year-to-date 2016	78	22.2	143	40.6	75	21.3	25	7.1	31	8.8	352	345,000	371,091
South Shore													
June 2017	2	5.0	12	30.0	14	35.0	9	22.5	3	7.5	40	-	-
June 2016	8	12.7	13	20.6	20	31.7	5	7.9	17	27.0	63	-	866,627
Year-to-date 2017	21	10.6	46	23.2	56	28.3	37	18.7	38	19.2	198	-	598,617
Year-to-date 2016	20	9.2	57	26.3	62	28.6	29	13.4	49	22.6	217	-	866,627
Vaudreuil-Soulanges													
June 2017	5	12.5	20	50.0	10	25.0	4	10.0	1	2.5	40	-	382,162
June 2016	7	18.4	12	31.6	12	31.6	5	13.2	2	5.3	38	400,000	366,857
Year-to-date 2017	22	20.4	51	47.2	23	21.3	8	7.4	4	3.7	108	-	335,482
Year-to-date 2016	24	21.4	38	33.9	31	27.7	11	9.8	8	7.1	112	400,000	366,857
Montréal CMA													
June 2017	36	18.9	63	33.2	53	27.9	25	13.2	13	6.8	190	392,500	424,134
June 2016	38	15.4	82	33.3	69	28.0	22	8.9	35	14.2	246	400,000	450,107
Year-to-date 2017	151	20.7	219	30.0	178	24.4	96	13.2	85	11.7	729	400,000	439,575
Year-to-date 2016	128	16.5	246	31.7	189	24.4	89	11.5	123	15.9	775	400,000	448,389

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2017						
Submarket	June 2017	June 2016	% Change	YTD 2017	YTD 2016	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	494,154	-	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	-	-	n/a
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	-	-	n/a
Zone 27	383,254	356,116	7.6	403,486	365,644	10.3
Zone 28	-	-	n/a	575,440	-	n/a
Zone 29	350,018	449,529	-22.1	314,981	449,529	-29.9
Zone 30	-	-	n/a	271,044	-	n/a
Zone 31	292,847	-	n/a	303,548	-	n/a
Zone 32	-	-	n/a	-	-	n/a
Zone 33	-	-	n/a	-	-	n/a
Zone 34	-	-	n/a	-	-	n/a
Zone 35	-	-	n/a	458,036	-	n/a
Zone 36	-	-	n/a	774,344	-	n/a
Zone 37	-	866,627	n/a	-	866,627	n/a
Zone 38	-	-	n/a	-	-	n/a
Zone 39	382,162	366,857	4.2	335,482	366,857	-8.6
Montréal CMA	424,134	450,107	-5.8	439,575	448,389	-2.0

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3] Average Price[2] ($)	Last Twelve Months[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
June 2017	2,248	2,511	11,838	396,367	5.3	377,481	6.8
June 2016	2,157	2,530	14,598	362,730	6.8	353,953	8.5
% Change	4.2	-0.8	-18.9	9.3	n.d.	6.6	n.d.
YTD 2017	14,495	20,703	13,694	376,227	5.7	n.d.	n.d.
YTD 2016	14,115	22,195	16,743	351,276	7.1	n.d.	n.d.
% Change	2.7	-6.7	-18.2	7.1	n.d.	n.d.	n.d.
CONDOMINIUMS*							
June 2017	1,283	1,953	11,573	302,600	9.0	290,998	11.0
June 2016	1,067	1,969	12,525	295,229	11.7	279,647	13.6
% Change	20.2	-0.8	-7.6	2.5	n.d.	4.1	n.d.
YTD 2017	8,095	15,341	12,477	289,205	9.2	n.d.	n.d.
YTD 2016	7,008	15,343	13,528	277,243	11.6	n.d.	n.d.
% Change	15.5	0.0	-7.8	4.3	n.d.	n.d.	n.d.
PLEX*							
June 2017	416	498	2,265	504,793	5.4	490,419	7.4
June 2016	373	491	2,706	492,122	7.3	473,149	9.0
% Change	11.5	1.4	-16.3	2.6	n.d.	3.7	n.d.
YTD 2017	2,250	3,593	2,510	498,370	6.7	n.d.	n.d.
YTD 2016	2,143	3,833	2,963	480,376	8.3	n.d.	n.d.
% Change	5.0	-6.3	-15.3	3.7	n.d.	n.d.	n.d.
TOTAL							
June 2017	3,952	4,979	25,763	373,780	6.5	360,967	8.2
June 2016	3,599	5,001	29,912	353,863	8.3	342,652	10.1
% Change	9.8	-0.4	-13.9	5.6	n.d.	5.3	n.d.
YTD 2017	24,859	39,709	28,755	362,207	6.9	n.d.	n.d.
YTD 2016	23,280	41,433	33,319	342,685	8.6	n.d.	n.d.
% Change	6.8	-4.2	-13.7	5.7	n.d.	n.d.	n.d.

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Quebec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
June 2017

		Interest Rates			NHPI, Total, Montréal CMA 2016.12 =100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.2	124.8	2,044	8.6	66.4	860
	February	561	3.14	4.64	99.4	125.4	2,044	8.7	66.4	860
	March	561	3.14	4.64	99.4	125.8	2,047	8.5	66.3	862
	April	561	3.14	4.64	99.5	126.2	2,050	8.3	66.2	868
	May	561	3.14	4.64	99.5	126.6	2,056	8.0	66.1	869
	June	561	3.14	4.64	99.5	126.2	2,055	7.8	65.9	874
	July	567	3.14	4.74	99.5	125.9	2,052	7.7	65.6	873
	August	567	3.14	4.74	99.5	125.8	2,055	7.7	65.6	880
	September	561	3.14	4.64	100.0	126.4	2,076	7.5	66.1	883
	October	561	3.14	4.64	100.0	126.3	2,096	7.2	66.5	882
	November	561	3.14	4.64	99.9	125.9	2,107	6.8	66.5	880
	December	561	3.14	4.64	100.0	125.5	2,113	6.7	66.6	882
2017	January	561	3.14	4.64	100.2	126.2	2,125	6.6	66.8	889
	February	561	3.14	4.64	100.4	126.7	2,129	6.7	67.0	895
	March	561	3.14	4.64	100.4	127.0	2,128	6.6	66.9	893
	April	561	3.14	4.64	100.5	127.4	2,124	6.7	66.7	892
	May	561	3.14	4.64	100.6	127.6	2,132	6.6	66.8	890
	June	561	3.14	4.64		127.2	2,146	6.5	67.2	891
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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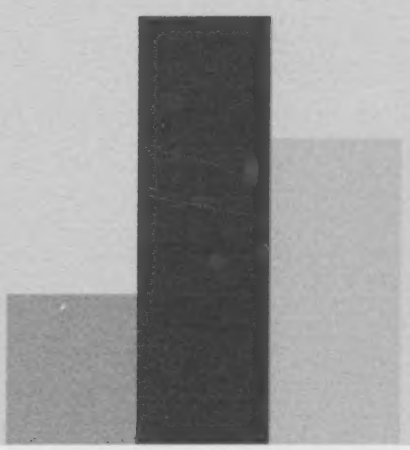

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